



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

27

August 11, 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**GRANT OF EASEMENT FROM THE COUNTY OF LOS ANGELES
TO QUARTZ HILL WATER DISTRICT
QUARTZ HILL WATER DISTRICT, SITE 1
ASSESSOR'S PARCEL NO. 3111-001-913
IN THE CITY OF LANCASTER
(SUPERVISORIAL DISTRICT 5)
(4 VOTES)**

SUBJECT

This action is to approve a grant of an easement from the County of Los Angeles to the Quartz Hill Water District for waterline purposes within Assessor's Parcel No. 3111-001-913 in the City of Lancaster.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Approve the grant of an easement for waterline purposes, from the County of Los Angeles to the Quartz Hill Water District, in, under, and across Assessor's Parcel No. 3111-001-913, in the City of Lancaster for \$9,900.
4. Instruct the Chairman to sign the Easement document and authorize delivery to Quartz Hill Water District.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to obtain your Board's approval to grant an easement for waterline purposes in, under, and across Assessor's Parcel No. 3111-001-913 in the City of Lancaster from the County of Los Angeles (County) to the Quartz Hill Water District (QHWD). The QHWD requested the easement in connection with their water main extension project. The granting of this easement is not considered adverse to the County's purposes.

Implementation of Strategic Plan Goals

This County Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The revenue from this transaction will help promote fiscal sustainability for the County's infrastructure.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The cost for the easement in the amount of \$9,900 represents the fair market value of the easement. This amount has been paid and deposited into the County Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Assessor's Parcel No. 3111-001-913 is located south of Camino Hermanos in the City of Lancaster. In 1927, the County of Los Angeles acquired the subject parcel to provide gravel and other excavated materials for the maintenance of County roads and highways. Currently, the Department of Public Works actively uses this site for purposes for which it was originally acquired.

The grant of easement is authorized by California Government Code, Section 25365. This Section provides as follows: "The board of supervisors, may by a four-fifths vote, grant, ...to...any other public agency within the county..., any real or personal property, or interest therein belonging to the county upon the terms and conditions as are agreed upon ...if the property or interest therein to be granted....is not required for county use..."

The enclosed Easement document has been approved by County Counsel as to form and will be recorded.

The Honorable Board of Supervisors

August 11, 2009

Page 3

ENVIRONMENTAL DOCUMENTATION

This proposed grant of easement is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within the class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria specified in Sections 15303(d) and 15305 of the State CEQA Guidelines and Class 3(a) and Class 5(a) of the County Environmental Document Reporting Procedures and Guidelines, Appendix G, adopted by your Board on November 17, 1987. The QHWD is the lead agency for this project, and a Notice of Exemption was prepared by QHWD and filed with the County Clerk on May 28, 2008.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action allows for the joint use of the County right of way without interfering with County operations.

CONCLUSION

Enclosed are an original and duplicate copy of the Easement document. Please have the original and duplicate signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors.

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor Controller (Accounting Division - Asset
Management)
Chief Executive Office (Lari Sheehan)
County Counsel
Executive Office

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

QUARTZ HILL WATER DISTRICT
42141 50th Street West
Quartz Hill, CA 93536
Attention Chad Reed
General Manager

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383
OF THE GOVERNMENT CODE.

Assessor's Identification Number:
3111-001-913 (Portion)

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), does hereby grant to QUARTZ HILL WATER DISTRICT (hereinafter referred to as DISTRICT), one permanent and exclusive easement and right of way, in gross, to lay, construct, reconstruct, maintain, operate, enlarge, improve, alter, inspect, repair, replace, renew, or remove at any time, and from time to time, underground waterlines and all necessary laterals thereto, consisting of one or more pipelines, markers, valves, meters, and other fixtures, devices, appurtenances, or equipment necessary or convenient for water production, transmission, or distribution, in, under, and across the real property in the City of Lancaster, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions, which DISTRICT, by the acceptance of this Easement and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. COUNTY reserves the paramount right to use said land for any and all purposes consistent with the enjoyment of the easement herein granted.
2. DISTRICT agrees that it will indemnify and save harmless COUNTY, its officers, agents and/or employees, from any and all liability, loss, or damage to which COUNTY, its, officers, agents, or employees, may be subjected as the result of any act or omission by DISTRICT, its officers, agents or employees, arising out of the exercise by DISTRICT, or its officers, agents, or employees, of any of the rights granted to it by this instrument.

**File with: QUARTZ HILL WATER
DISTRICT SITE (1)**
I.M. 339-217
S.D. 5 M0777007

3. DISTRICT agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, under, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Director of Public Works of the County of Los Angeles. Such approval by the COUNTY shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. COUNTY does not accept ownership or responsibility for the improvements.
4. It is expressly understood that COUNTY will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and agreements contained in this Easement document shall be binding upon DISTRICT, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following DISTRICT's exercise of these easement rights to construct such structures and improvements, DISTRICT agrees to pay on behalf of COUNTY that part of any such assessment levied against COUNTY which is based on the value contributed to that area by DISTRICT's said improvements.

Dated August 11, 2009



(COUNTY-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors of the
County of Los Angeles

By [Signature]
Deputy

COUNTY OF LOS ANGELES,
a body corporate and politic

By [Signature]
Chairman, Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

ROBERT E. KALUNIAN
Acting County Counsel

By [Signature]
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 11th day of August, 2009, the facsimile signature of Don Knabe, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By

Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN
Acting County Counsel

By

Deputy

APPROVED as to title and execution,
_____, 20_____
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to Quartz Hill Water District, by the within instrument, is hereby accepted by the undersigned agent on behalf of the Board of Directors of Quartz Hill Water District pursuant to authority conferred by Resolution No. _____, adopted on _____, and Quartz Hill Water District consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____

EXHIBIT A

File with: **QUARTZ HILL WATER
DISTRICT, SITE (1)**
A.P.N. 3111-001-913 (portion)
T.G. 4105(A6)
I.M. 339-217
S.D. 5
M0777007

LEGAL DESCRIPTION

(Grant of easement for underground water pipelines and appurtenances)

That portion of Lot 2 in the northwest quarter of Fractional Section 6, Township 6 North, Range 12 West, S.B.M., within a strip of land 20.00 feet wide, the northerly sideline of said strip is described as follows:

Beginning at the intersection of the southeasterly line of that certain parcel of land described as PARCEL NO. 1-1EX in deed to QUARTZ HILL WATER DISTRICT, recorded on August 26, 2004, as Document No. 04-2209108, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles and the southerly line of Lot 7, Tract No. 44167, as shown on map filed in Book 1110, pages 27 to 33, inclusive, of Maps, in the office of said Registrar-Recorder/County Clerk; thence easterly along said southerly line and its easterly prolongation, a distance of 200.00 feet.

The southerly sideline of the above-described 20-foot wide strip of land shall be prolonged at the beginning thereof so as to terminate in said southeasterly line.

Containing: 4,176 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By _____
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

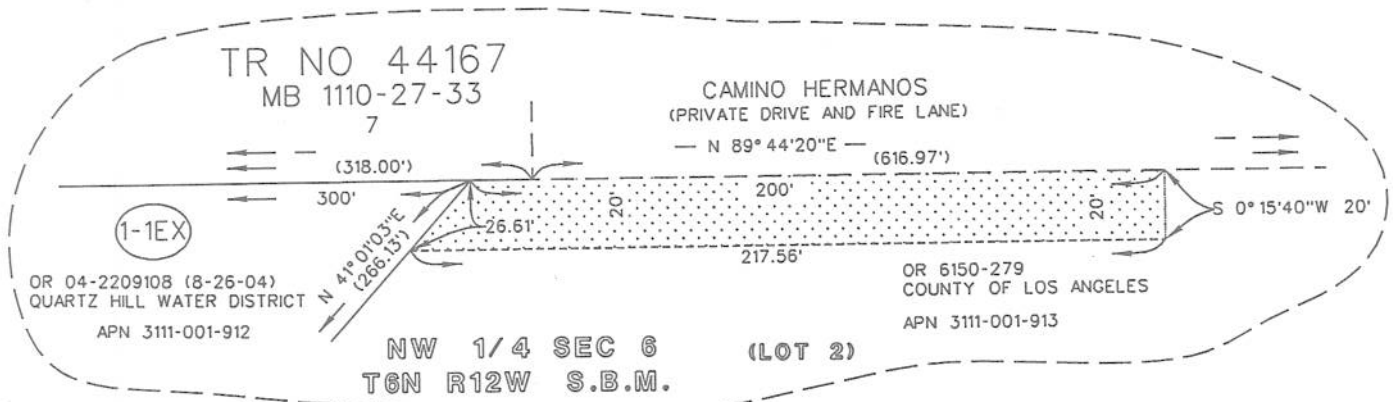
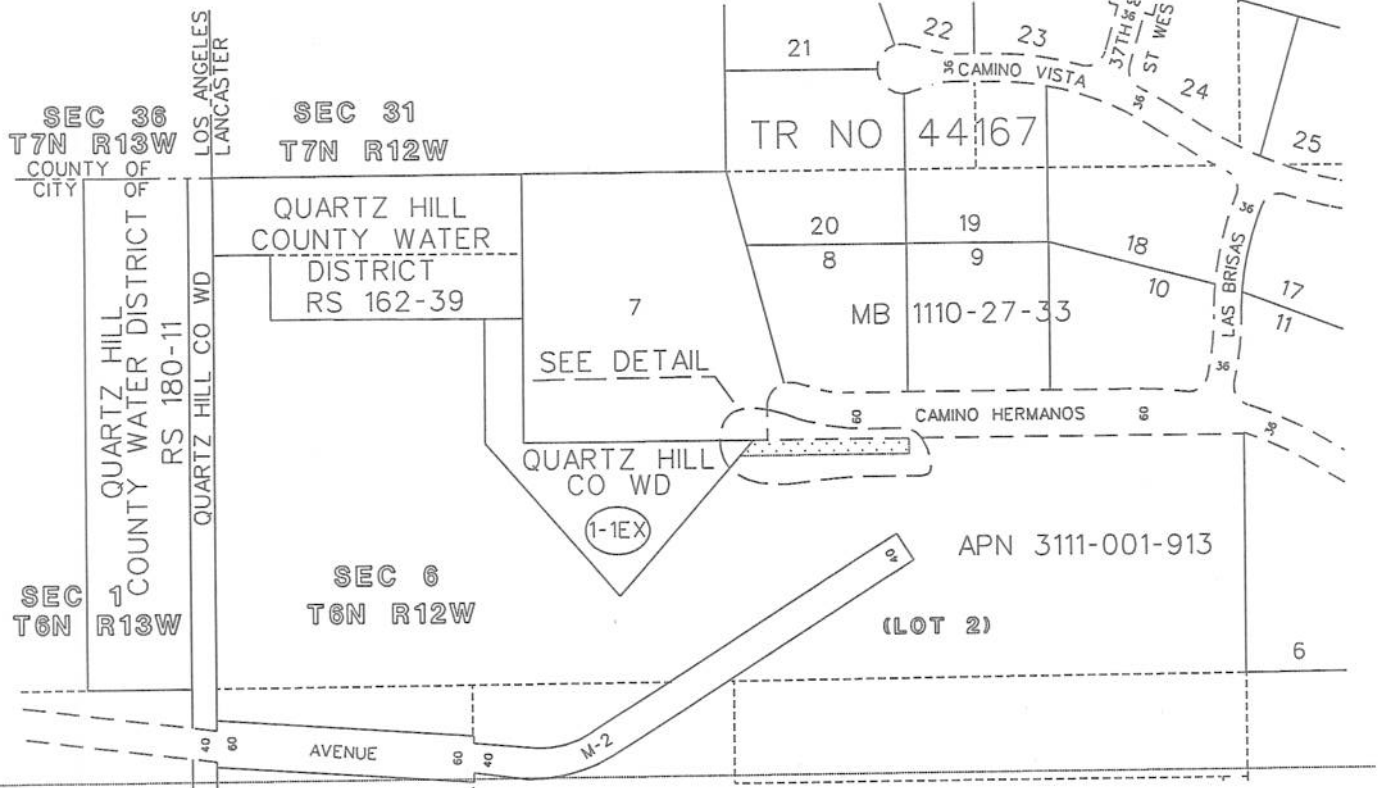


EXHIBIT B

LEGEND

Easement in favor of
QUARTZ HILL WATER DISTRICT
Total Area = 4,176 ± S.F.

REVISIONS

1.

2.

3.

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

SD. 5 RD. NONE A.I.N. 3111-001 T.G. 4105-A6

SALE OF AN EASEMENT
OVER COUNTY PROPERTY
APN 3111-001-913 (PORTION)

DRAWING NO.
M0777007

SCALE NONE DATE 7-22-08 I.M. 339-217

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

QUARTZ HILL WATER DISTRICT
42141 50th Street West
Quartz Hill, CA 93536
Attention Chad Reed
General Manager

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO
SECTION 11922 OF THE REVENUE & TAXATION CODE.

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File with: **QUARTZ HILL WATER
DISTRICT SITE (1)**
I.M. 339-217
S.D. 5 M0777007

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Dated August 11, 2009



(COUNTY-SEAL)

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of the Board of Supervisors of the
County of Los Angeles

By [Signature]
Deputy

COUNTY OF LOS ANGELES,
a body corporate and politic

By [Signature: Don Krabe]
Chairman, Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

ROBERT E. KALUNIAN
Acting County Counsel

By [Signature]
Deputy

STATE OF CALIFORNIA)
) ss.
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In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



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of the County of Los Angeles

By

Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN
Acting County Counsel

By

Deputy

APPROVED as to title and execution,
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Mapping & Property Management Division

Supervising Title Examiner

By

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Dated

By

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DISTRICT, SITE (1)**
A.P.N. 3111-001-913 (portion)
T.G. 4105(A6)
I.M. 339-217
S.D. 5
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COUNTY OF LOS ANGELES

By _____
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

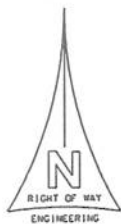
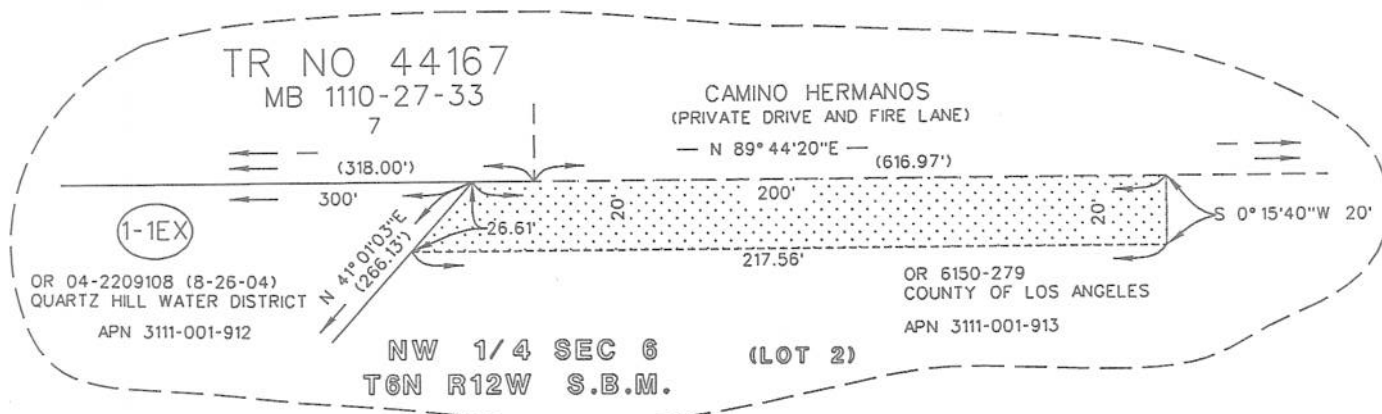
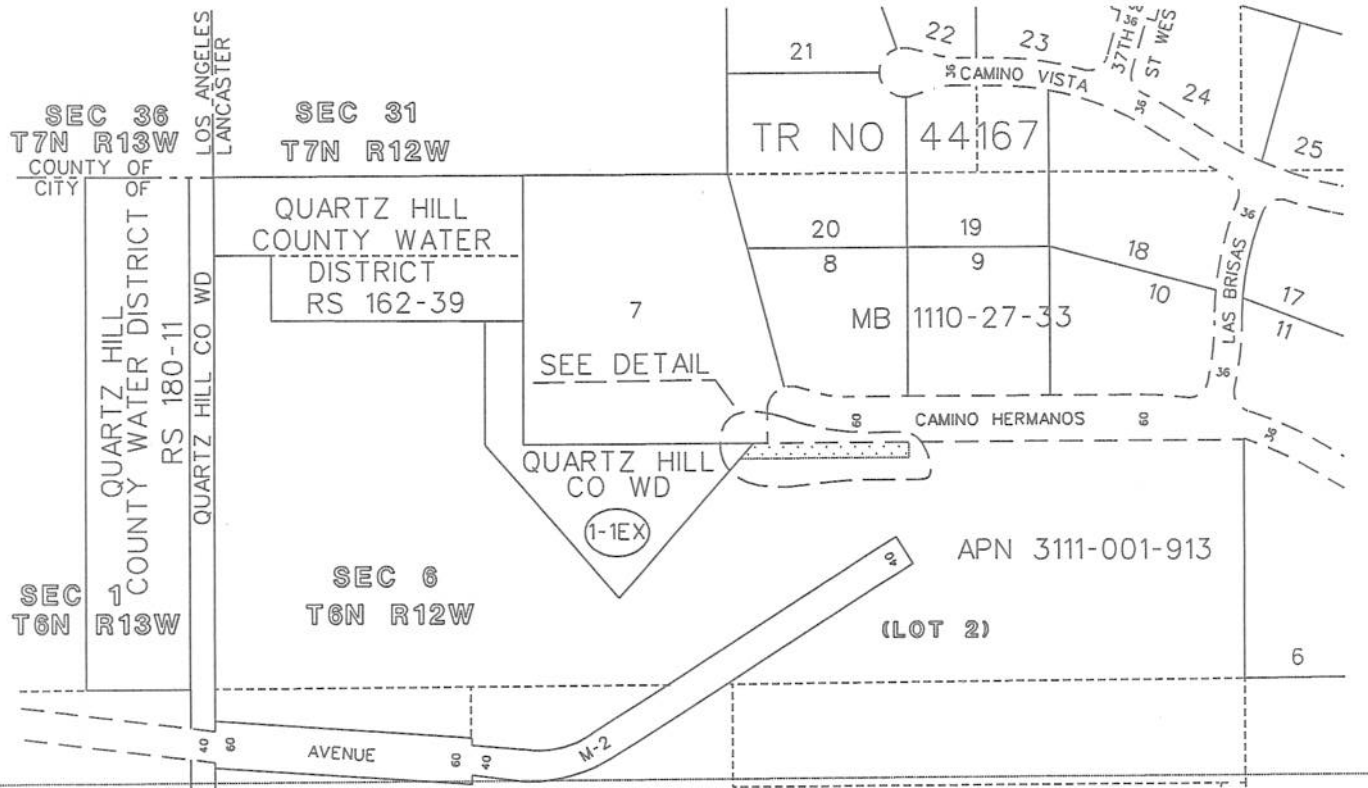
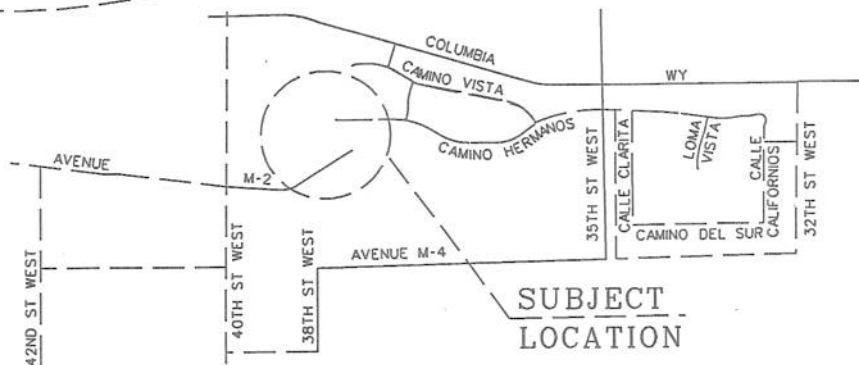


EXHIBIT B

DETAIL



LEGEND

Easement in favor of
QUARTZ HILL WATER DISTRICT
Total Area = 4,176 ± S.F.

REVISIONS

1.	2.	3.
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DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

SD. 5	RD. NONE	A.I.N. 3111-001	T.G. 4105-A6
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SALE OF AN EASEMENT
OVER COUNTY PROPERTY
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SCALE NONE	DATE 7-22-08	I.M. 339-217
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